



EXODYNE BUSINESS PARK

OFFICE SPACE FOR LEASE

8433 N. BLACK CANYON HIGHWAY
PHOENIX, AZ 85021

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OFFERING SUMMARY

Available SF:	115 - 4,083 SF
Lease Rate:	\$14.50 SF/yr [Full Service]
Lot Size:	3.26 Acres
Year Built:	1979
Building Size:	28,689 SF
Zoning:	C-0
Market:	Phoenix

PROPERTY OVERVIEW

The subject property consists of a multi-tenant office business park situated on the frontage road along the I-17 between Northern and Dunlap Avenues. There are numerous suites available, ranging from smaller executive suites to larger traditional office space. All leases are on a Full-Service Gross structure. Many of the traditional office spaces have their own private restrooms as well. Covered parking is available to tenants.

LOCATION OVERVIEW

The subject property is located on the Black Canyon frontage road off the I-17. There are numerous retail, hospitality, and restaurant amenities within the immediate area. Metrocenter Mall is located one major arterial to the north. Additionally, Glendale Community College and Grand Canyon University are in close proximity to the subject property.

Lease Highlights

LEASE HIGHLIGHTS

- Built Out Office Suites Available for Lease
- Full-Service Rent Structure
- Professionally Managed w/ On-Site Property Manager
- 4:1,000 SF Parking Ratio
- Covered Parking Available
- Numerous Retail and Restaurant Amenities in Immediate Area
- Located in Path of Development Along I-17 Corridor
- Grand Canyon University of Glendale Community College Nearby



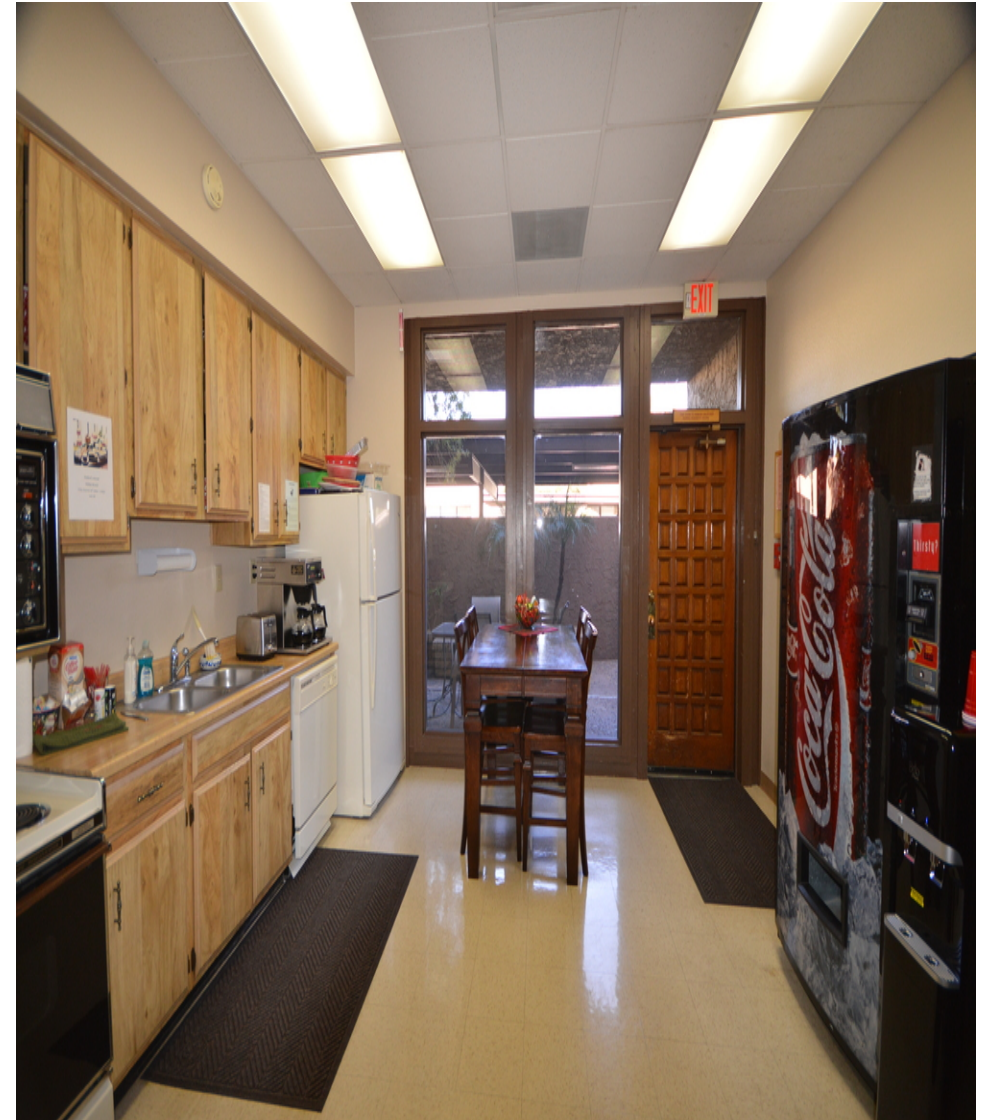
Hospitality Amenities For Executive Suites

AMENITIES INCLUDE:

- Receptionist/ Phone Answering
- Incoming Mail Service
- Conference Room [free of charge for Executive Suite Tenants]
- Notary [Service free of charge for Executive/Traditional Suite Tenants]
- Coffee Service/ Break Room
- Parking
- Security System - set up for after hours protection

ADDITIONAL SERVICES OFFERED:

- High Speed Internet: \$100/month
- Fax [Incoming and Outgoing]
- Mailing: Free drop-off service
- Phone Answering [Non-Tenant]: \$75/month
- Covered Parking: \$25 plus tax per month



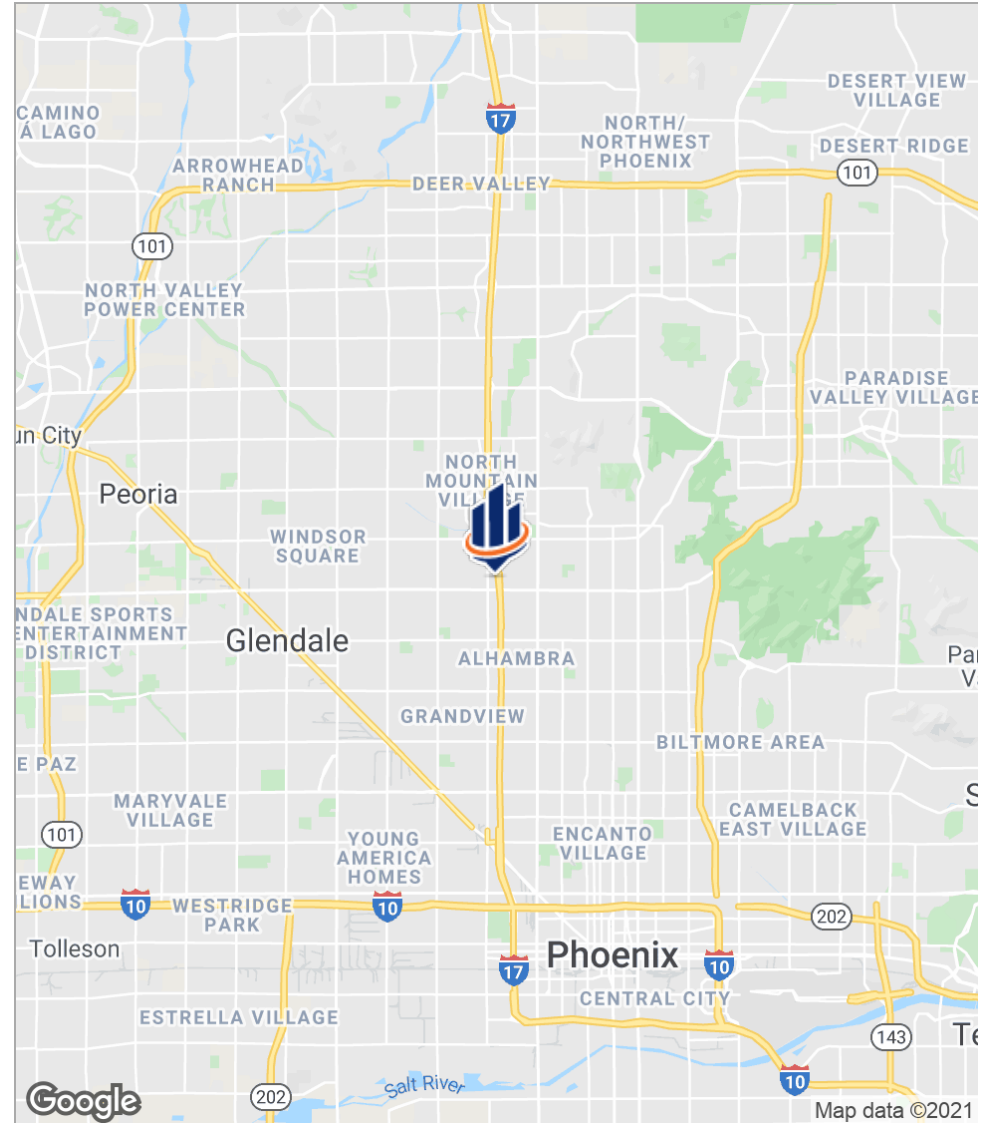
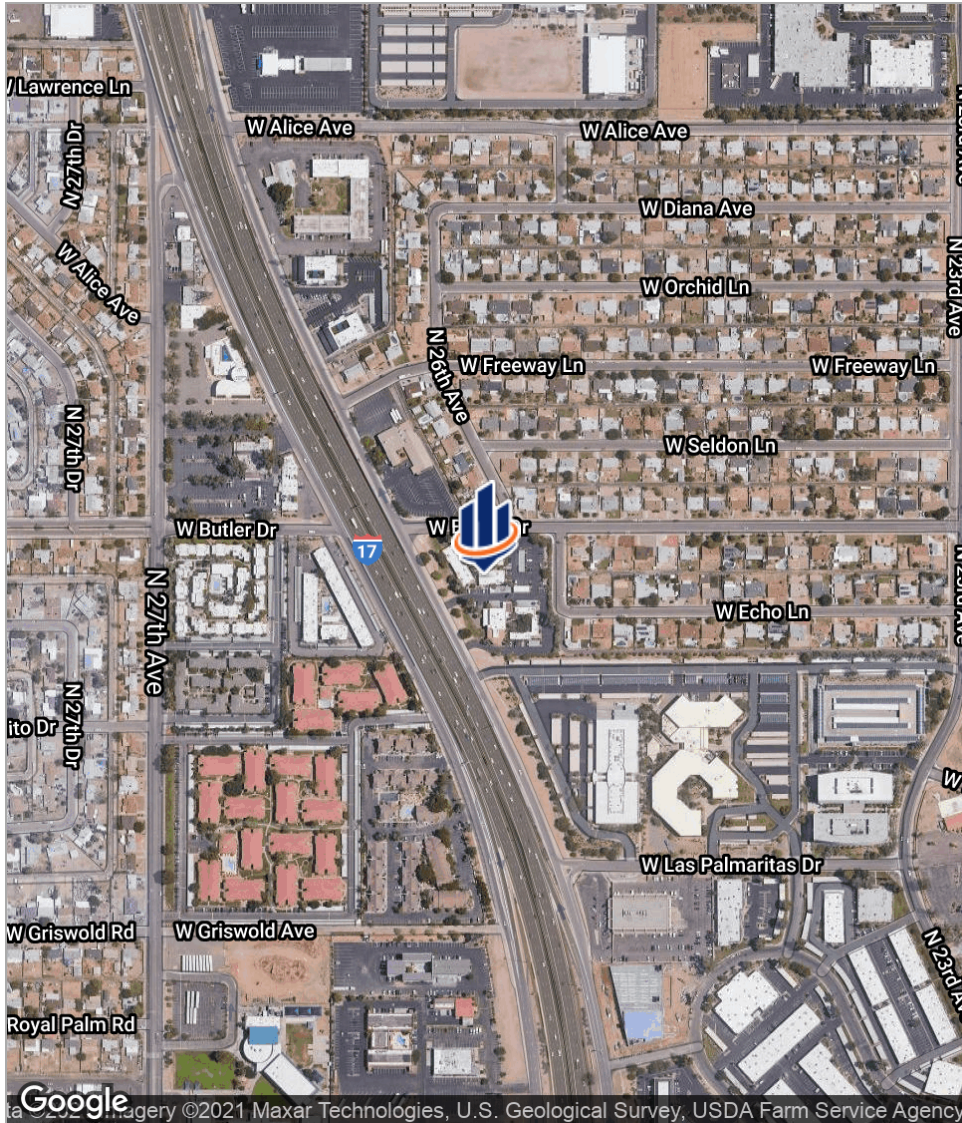
Additional Interior Photos

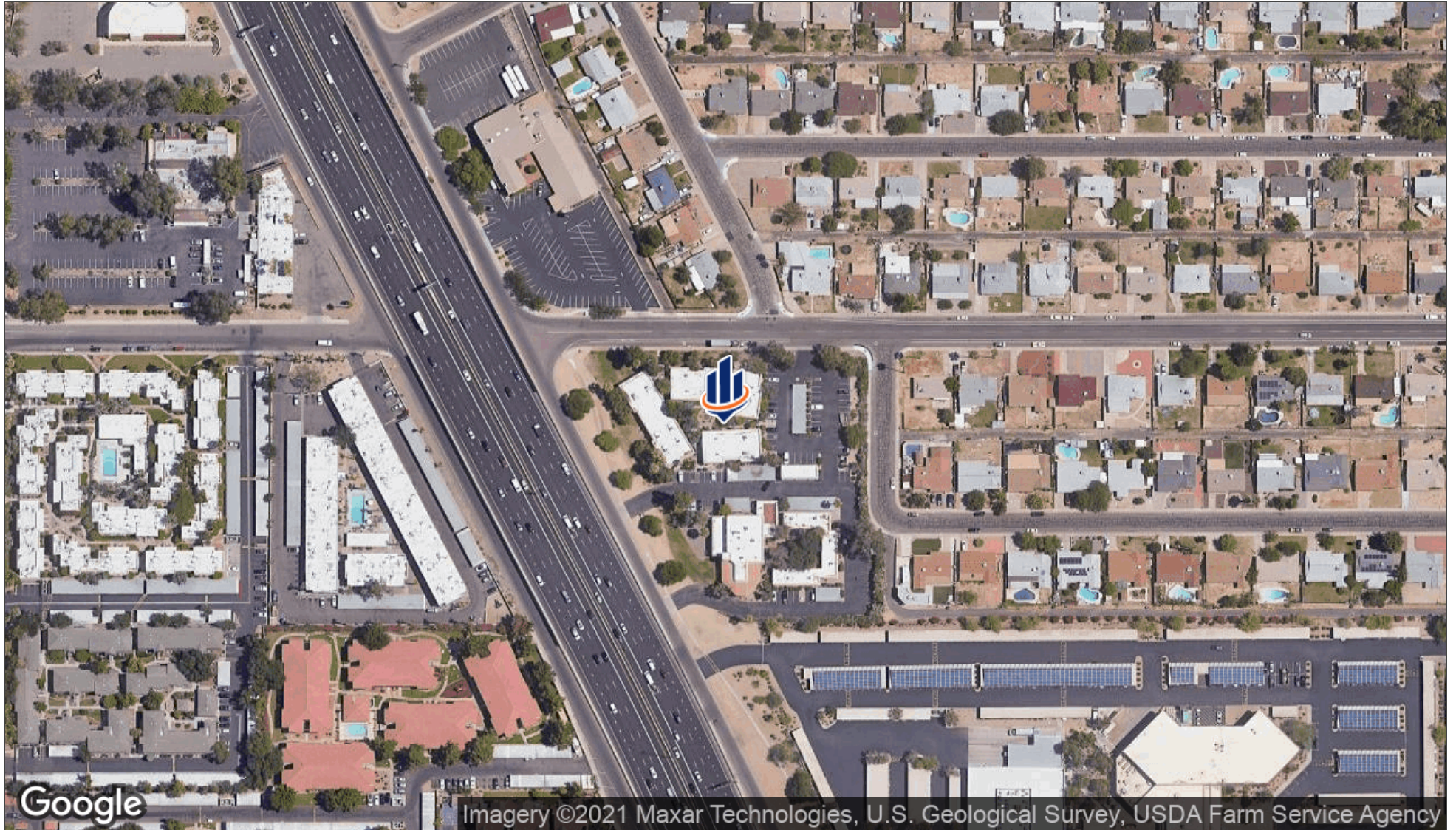


Area Amenities



Location Maps





Available Spaces



LEASE RATE: \$546.00 - 4,933.63 PER MONTH

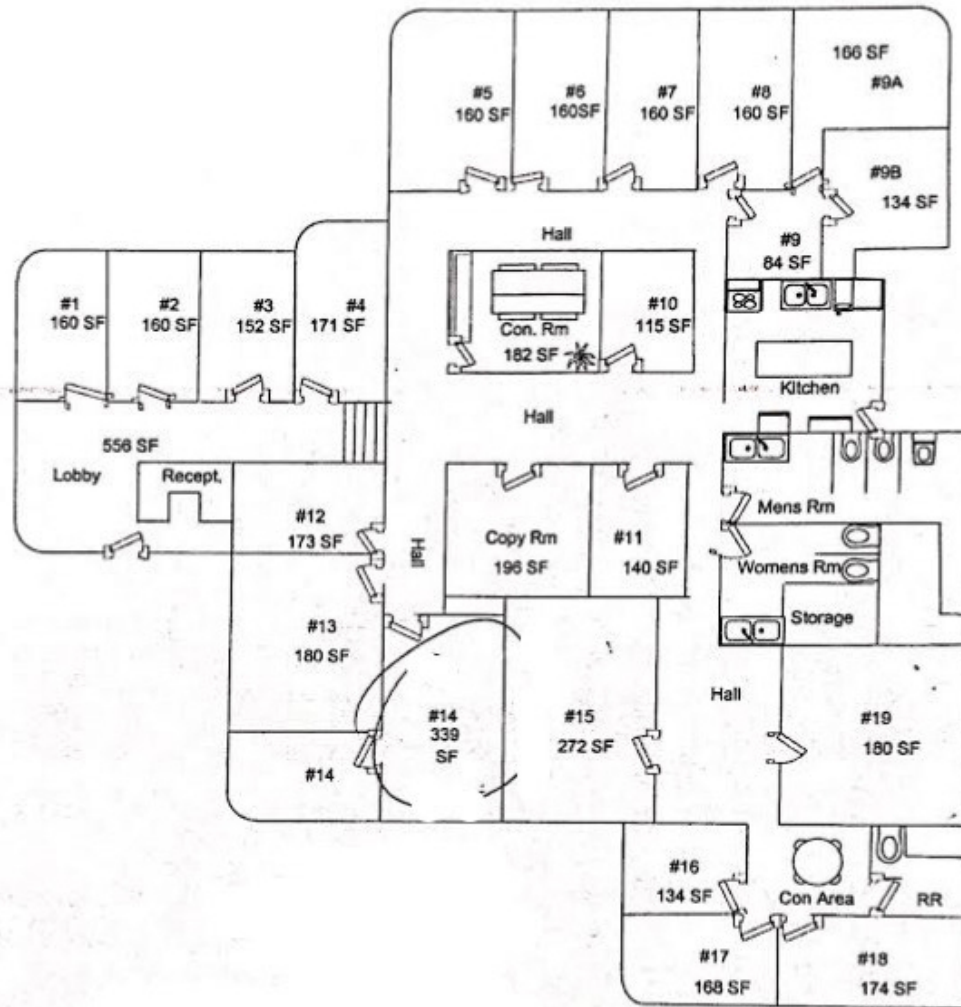
LEASE TYPE: Full Service

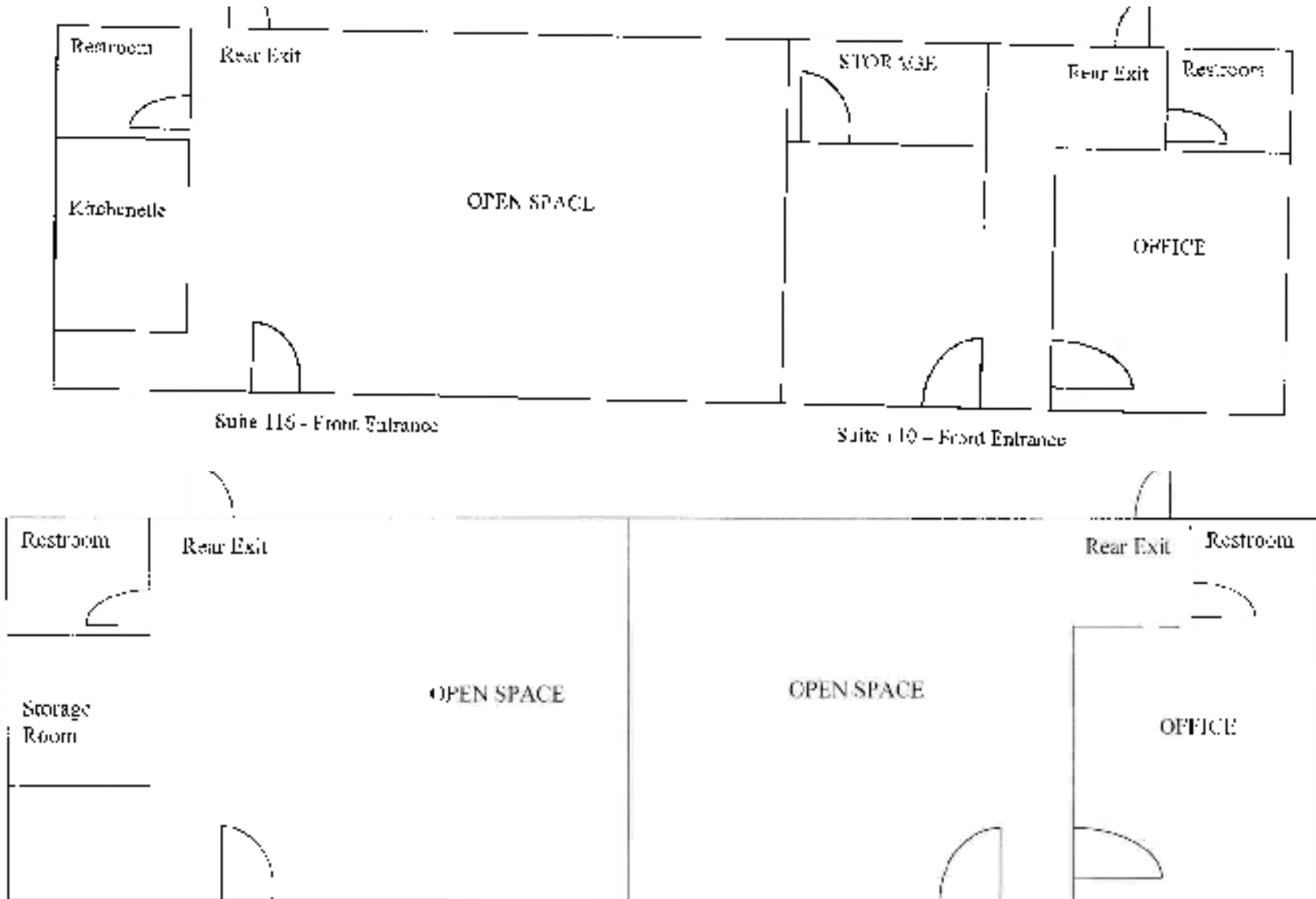
TOTAL SPACE: 160 - 4,083 SF

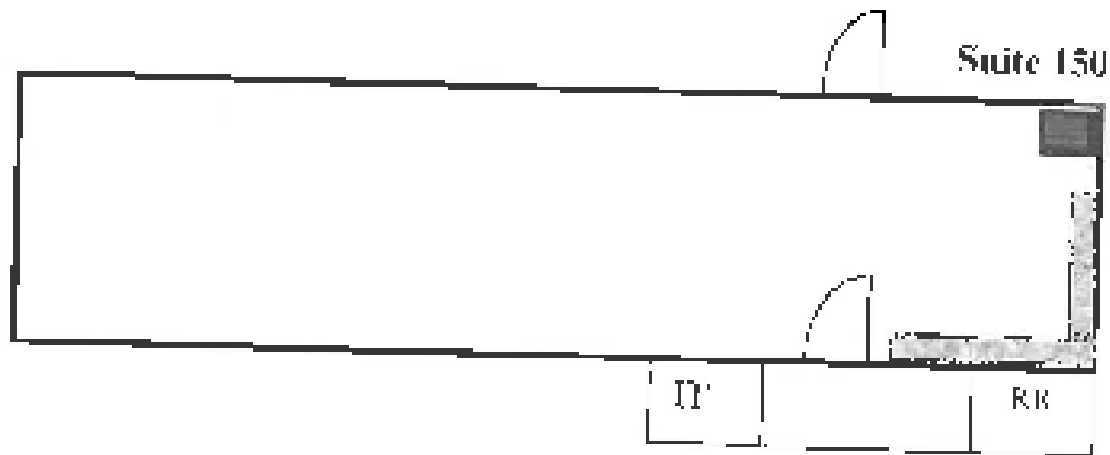
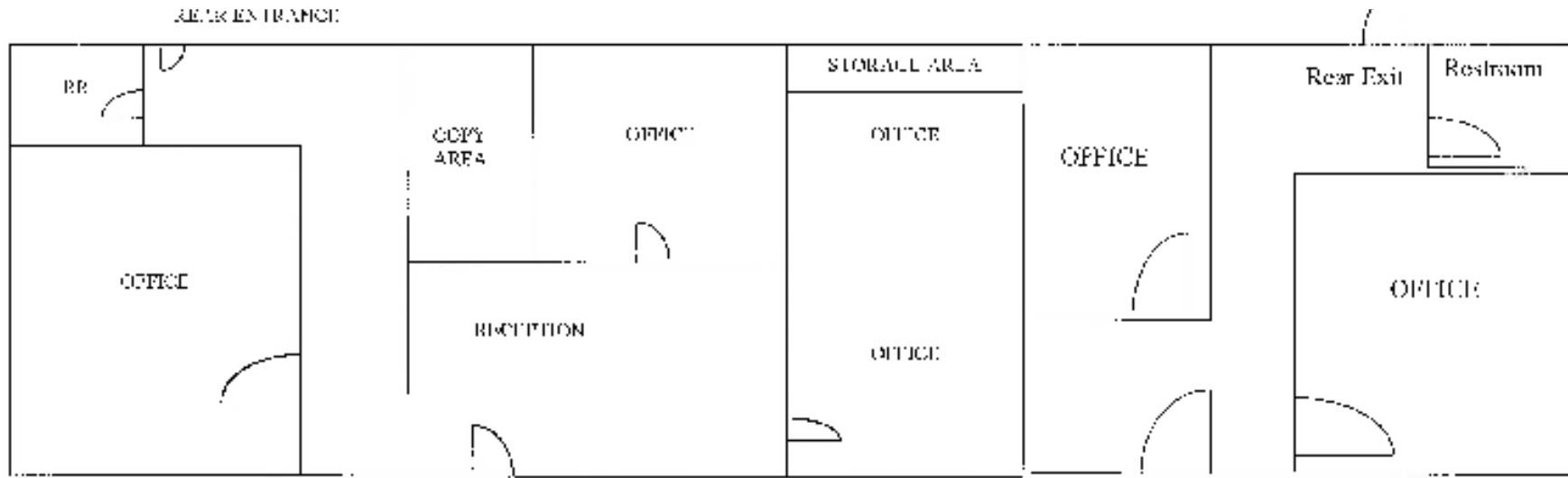
LEASE TERM: Negotiable

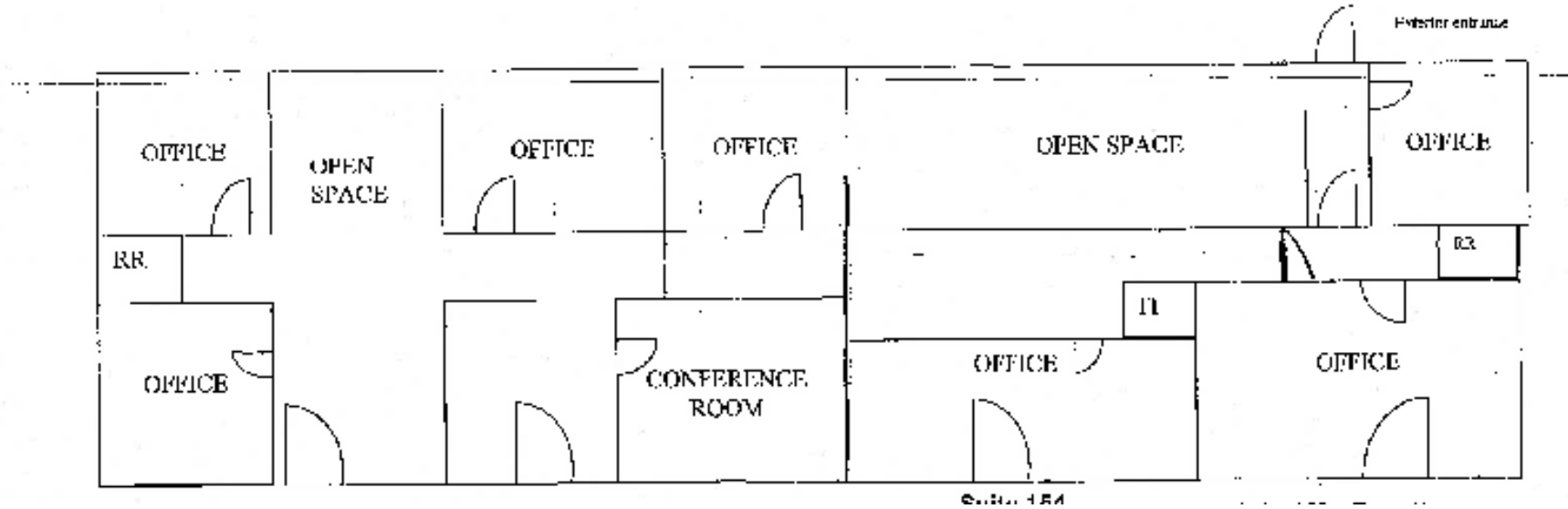
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Suite 100-05	Executive Suites	\$546 per month	Full Service	160 SF	Negotiable	Incl. Hospitality Amenities
Suite 100-06	Executive Suites	\$546 per month	Full Service	160 SF	Negotiable	Incl. Hospitality Amenities
Suite 100-07	Executive Suites	\$546 per month	Full Service	160 SF	Negotiable	Incl. Hospitality Amenities
Suite 100-08	Executive Suites	\$546 per month	Full Service	160 SF	Negotiable	Incl. Hospitality Amenities
Suite 100	Executive Suites	\$546 per month	Full Service	160 SF	Negotiable	Incl. Hospitality Amenities
Suite 100-09	Executive Suites	\$750 per month	Full Service	384 SF	Negotiable	Incl. Hospitality Amenities
Suite 100-14	Executive Suites	\$725 per month	Full Service	339 SF	Negotiable	Incl. Hospitality Amenities
Suite 100-19	Executive Suites	\$609 per month	Full Service	180 SF	Negotiable	Incl. Hospitality Amenities
Suite 116	Office Building	\$14.50 SF/yr	Full Service	900 SF	Negotiable	Monthly rent approx. \$1,087.50
Suite 184	Office Building	\$14.50 SF/yr	Full Service	4,083 SF	Negotiable	Monthly rent approx. \$4,933.63

Executive Suite Site Plan





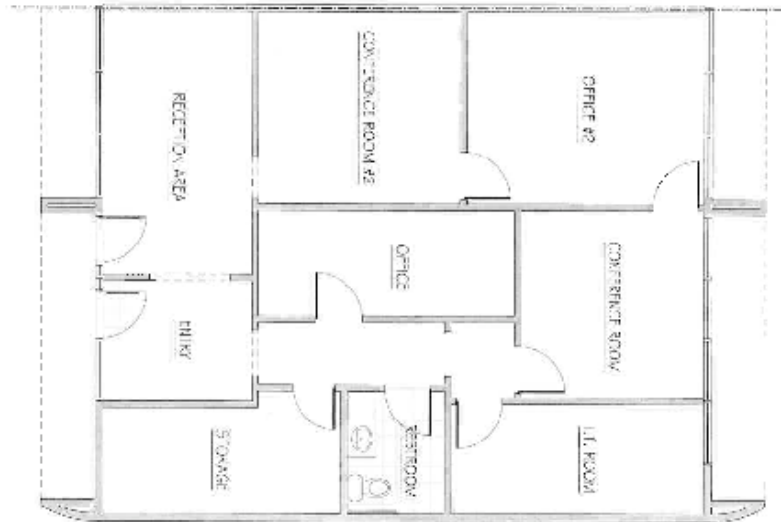


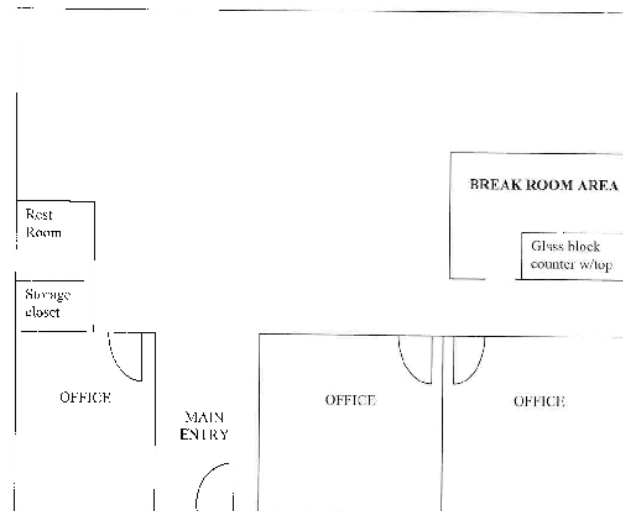
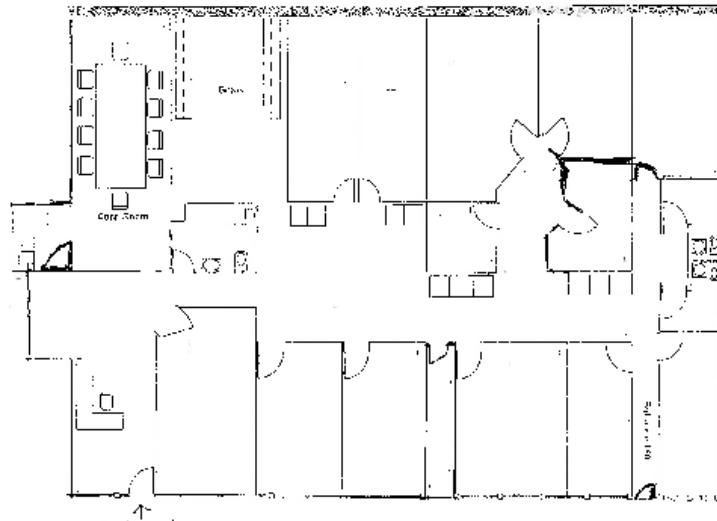


EXODYNE BUSINESS PARK
 8433 N. BLACK CANYON HWY. SUITE 607 E2
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 602.999.0918

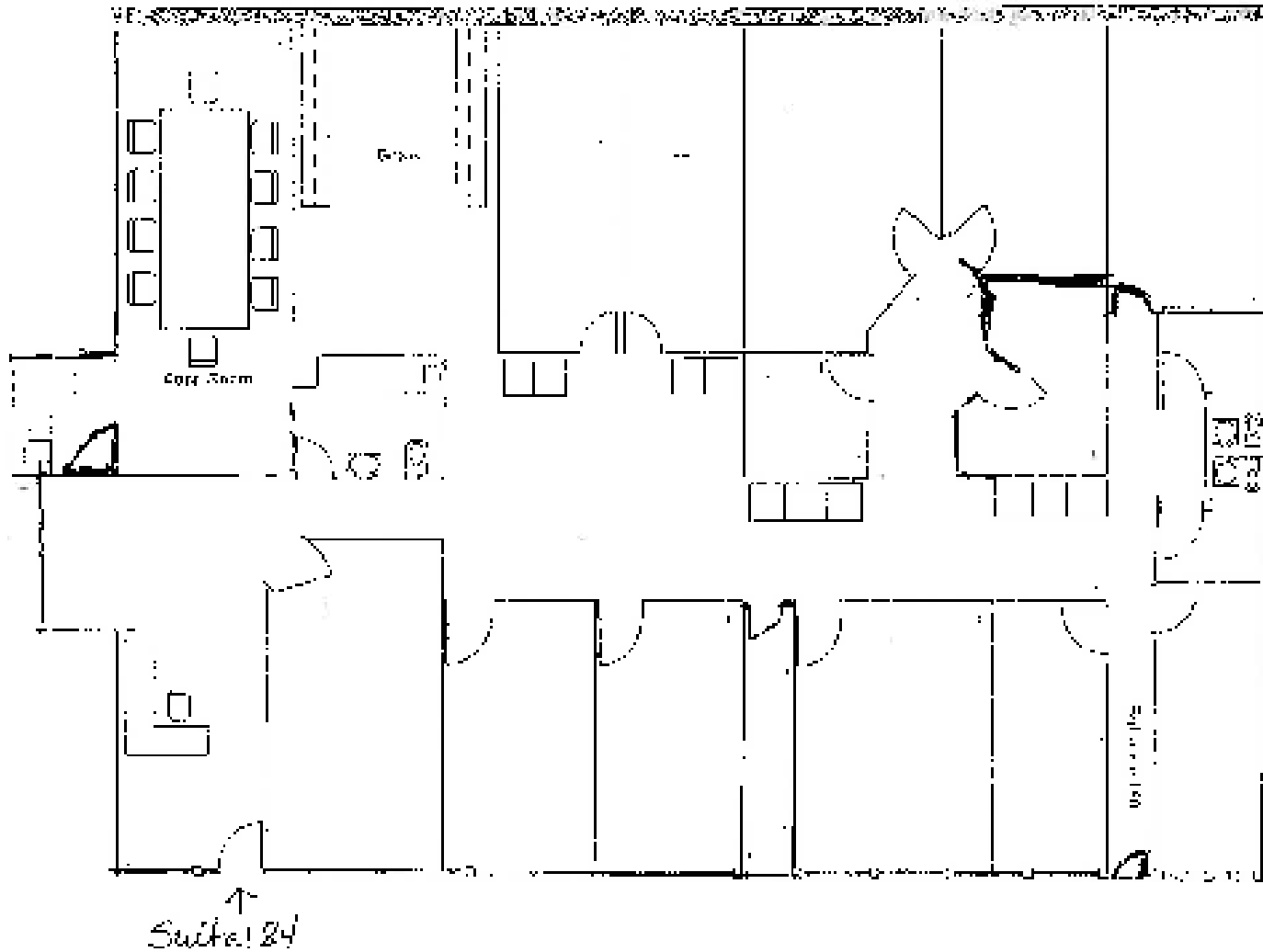
APPROXIMATE		TOTAL SQ. FT.	
OFFICE	11,140	RECEPTION	7,830
CONFERENCE ROOM	5,000	RESTROOM	311
STORAGE	1,397	TOTAL	19,278

FLOOR PLAN





Floor Plan - Suite 184





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